

McColloch Street Cottages
1308-1316 McColloch Street
Wheeling
Ohio County
West Virginia

HABS No. WV-203

HABS
WVA
35-WHEEL
20-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

HABS
WVA
35-WHEEL
20-

HISTORIC AMERICAN BUILDINGS SURVEY

McCOLLOCH STREET COTTAGES

HABS No. WV-203

Location: 1308, 1308½, 1310, 1312, 1314, and 1316,
McColloch Street, Wheeling, Ohio County
West Virginia.

Present Owners: 1308: Clara Bowman
1308½: Andrew J. Payton
1310: Rosalia Viola
1312: John Parisi
1314: Andrew G. Kordack
1316: Andrew G. Kordack

Present Occupants: 1308:
1308½: Vacant
1310: Audrey Whipkey
1312: Catherine Heaton
1314: P. Downer
1316: Robert J. Brown

Present Use: Residential.

Significance: These six brick cottages are examples of Wheeling's late nineteenth century vernacular architecture. The architectural design employed here became the prototype for later cottage construction in the area. Built about 1873, these cottages were the homes of simple people whose labors contributed so significantly to the industrial growth of Wheeling.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: C. 1873. Deed Book 60, page 486 describes the property being sold by John Nolan to William G. Hobbs as "being the ground upon which said Nolan recently erected four brick houses."
2. Architect: Not known.
3. Original and subsequent owners: The following are separate chains of title to the six cottages, located on Lots 2 and 3, Square one of Churchill's Addition #2. All deeds are at the Ohio County Court House.

1308 McColloch Street:

- 1837 Deed, 17 May, recorded in Deed Book 35, page 364. "I, Charles Churchill, Trustee of Emily Zane, do hereby certify that I have laid the annexed platt of lots called the Churchill Addition Number Two."
- 1865 Deed, 6 September, recorded in Deed Book 49, page 183. William Dillon to John Nolan \$175 for Square 1, Lot 4, Churchill's Addition Number 2.
- 1870 Deed, 16 June, recorded in Deed Book 57, page 338. William L. McPhail and wife to John Nolan \$225 for Square One, Lot 3, Churchill's Addition #2.
- 1873 Deed, 18 June, recorded in Deed Book 60, page 486. John Nolan to William G. Hobbs, \$4000 for the North 58'6" of Lot 3 and the South 17'8" of Lot 4 both of Square 1, Churchill's Addition #2. "being the ground upon which said Nolan recently erected four brick houses."
- 1905 Will, probated 7 November, recorded in Will Book 9, page 363 William G. Hobbs devised to George W. Hobbs "All property... real, personal, mixed"
- 1906 Deed, 26 March, recorded in Deed Book 121, page 603, George W. Hobbs to Louis A. Trosch \$4275 for "The North 23.5 feet of Lot 3, and the South 42.66 feet of Lot 4, Square 1, Churchill's Addition #2."
- 1906 Deed, 2 May, recorded in Deed Book 121, page 605. Louis A. Trosch to Emma G. Marsh \$1200 for property on the east side of McColloch Street, Square 1, Churchill's Addition #2. "Beginning at a point which is at the intersection of the east line of McColloch Street and the center of the partition wall of the double brick cottage now erected upon said lot number 4, thence in a northerly direction along the east line of McColloch Street, 14' to the north face of the north wall of the said double brick cottage; thence in an easterly direction of equal width with said frontage to the western boundary line of the Wheeling and Elm Grove Railroad right of way in the rear"
- 1945 Deed, 30 December recorded in Deed Book 278, page 306 Emma G. Marsh to Clara Bowman. Above described property on the east side of McColloch Street, Square 1, Churchill's Addition #2.

1308½ McCulloch Street:

Note: Chain of title preceding is same as for 1308 McCulloch Street.

- 1906 Deed, 9 May, recorded in Deed Book 122, page 15. Louis A. Trosch to Louisa Hinrichs \$1200. for property on the east side of McCulloch Street, Square 1, Churchill's Addition #2. "Beginning at a point which is at the intersection of the east line of McCulloch Street and the north face of the north wall of the brick cottage now owned by Shadrack Moore, thence in a northerly direction along the east line of McCulloch Street 14' to the center of the partition wall of the double brick cottage now erected upon lot number 4 of the said Addition number 2; thence in an easterly direction of equal width with said frontage to the western boundary line of the Wheeling and Elm Grove Railroad right of way in the rear.
- 1918 Louisa Hinrichs married Louis Alburn, Marriage Book 63, page 159.
- 1920 Deed, 5 October, recorded in Deed Book 173, page 196. Louisa and Louis Alburn to Conrad Bachman. Above described property on the east side of McCulloch Street, Square 1, Churchill Addition #2.
- 1942 Deed, 19 August, recorded in Deed Book 258, page 510. Conrad and Lottie Bachman to George J. Millward. Above described property on the east side of McCulloch Street, Square 1, Churchill's Addition #4.
- George J. and Ola Millward died leaving their house and property to their children. The Will book and page has not been recorded.
- 1963 Deed, 26 October, recorded in Deed Book 449, page 414. Albert R. Millward et al to Andrew J. Payton. Above described property on the east side of the McCulloch Street, Square 1, Churchill's Addition #2.

1310 McColloch Street

Note: The preceding chain of title is same as for 1308 and 1308½
McColloch Street.

- 1906 Deed, recorded in Deed Book 121, page 577 (28 April 1906) Louis A. Trosch to Shadrack Moore, \$1000. East side McColloch Street, Square 1, Churchill's Addition #2. Beginning at the intersection of the last line of McColloch Street, and the north face of the north wall of the brick cottage owned by Lydia Glass. Thence in a northerly direction along the east line of McColloch Street, 19' to the north face of the north wall of the brick cottage now erected upon said property; thence of equal width with said frontage in an easterly direction to the western boundary line of the Wheeling and Elm Grove Railroad right of way in the rear.
- 1921 Will, probated 18 October, recorded in Will Book 13, page 253. Shadrack Moore devised to Mary A. Moore. 1928, Mary A. Moore died intestate leaving all her property to her children, her sole heirs-at-law.
- 1944 Deed, 16 October, recorded in Deed Book 279, page 217. Mary L. Moore et al to Pasquale Di Cesare, the above described property.
- 1954 Deed, 16 October, recorded in Deed Book 364, page 330. Pasquale Di Cesare to Rosalia and Manuel Viola. Brick dwelling known as 1310 McColloch Street. "Second parcel in that certain deed from Mary L. Moore."

1312 McCulloch Street:

Note: Chain of title preceding is same as for 1308, 1308½ and 1310 McCulloch Street.

- 1906 Deed, 30 April, recorded in Deed Book 121, page 581, Louis A. Trosch to Lydia Glass, \$1000 for property on the east side of McCulloch Street, Square 1, Churchill's Addition #2. "Beginning at a point which is at the intersection of the east line of McCulloch Street and the north face of the north wall by the north cottage erected upon the property now owned by Harry Joyce; thence in a northerly direction along the east line of McCulloch Street 19' to the north face of the north wall of the brick cottage now erected upon said property; thence of equal width with said frontage in an easterly direction to the western boundary line of the Wheeling and Elm Grove Railroad right of way in the rear.
- 1908 Deed, 23 January, recorded in Deed Book 126, page 341. Lydia Glass and husband to Rebecca H. Kurtz. Above described property on the east side of McCulloch Street, Square 1, Churchill's Addition #2.
- 1920 Deed, 15 September, recorded in Deed Book 173, page 126, Rebecca H. Kurtz to John Parisi and wife. Above described property on the east side of McCulloch Street, Square 1, Churchill's Addition #2.
- 1972 Deed, 6 December, recorded in Deed Book 539, page 343. John Parisi and wife to Mary Nickerson (their daughter) 1/2 interest in above described property on the east side of McCulloch Street, Square 1, Churchill's Addition #2.
- 1976 Deed, 24 May, recorded in Deed Book 566, page 173. Mary and Arthur Nickerson to John Parisi, widower, 1/2 interest in above described property on the east side of McCulloch Street, Square 1, Churchill's Addition #2.

1314 McCulloch Street

- 1837 Deed, 17 May, recorded in Deed Book 35, page 364. "I Charles Churchill, Trustee of Emily Zane, do hereby certify that I have laid the annexed platt of lots called the Churchill Addition Number Two."
- 1865 Deed, 6 September, recorded in Deed Book 49, page 183. William Dillon to John Nolan. \$175 for Square 1, Lot 4, Churchill's Addition #2.
- 1870 Deed, 16 June, recorded in Deed book 57, page 338. William McPhail to John Nolan \$225 for Square one, Lot 3, Churchill's Addition #2.
- 1899 Deed, 6 April, recorded in Deed Book 100, page 573. William G. Hobbs to L. A. Rolf for \$1500 for part of Lot 3, Square 1. Churchill's Addition #2. "Beginning at a point in the east line of said McCulloch Street, 1'6" north of the north line of Lot 2 of said Addition, thence north on the east line of said McCulloch Street 34' to a point in line with the north face of the north wall of the second cottage erected upon the Hobbs property, thence easterly with the face of said wall and by the line of the same extended running parallel with the north and south boundary line of said lot, thence southerly on said eastern boundary line 35' to a point 1'6" north of the north line of said lot 2, thence west and parallel with said last named line and 1'6" north of same throughout to the place of beginning."
- 1899 Deed, 10 July, recorded in Deed Book 101, page 261. L. A. Rolf to Harry J. Joyce, \$2,200 for the above described property.
- 1908 Deed, 31 March, recorded in Deed Book 126, page 592. Harry J. Joyce to Shadrack Moore, \$2500 for the above described property.
- 1921 Will, probated 18 October recorded in Will Book 13, page 353 Shadrack Moore devised to Mary A. Moore.
- 1928 Mary A. Moore died intestate leaving all her property to her children, her sole-heirs-at-law.
- 1944 Deed, 16 October, recorded in Deed Book 279, page 217. Mary L. Moore et al to Pasquale Di Cesare and wife. The above described property, known in this transaction as "parcel one."

- 1947 Deed, 30 July, recorded in Deed Book 298, page 363. Pasquale Di Cesare and wife to Homer Hammond and wife. Part Lot 3, Square one, Churchill's Addition #2. "Beginning at a point in the east line of McColloch Street 19' north of the north line of Lot #2 in said addition, thence north on said east line of McColloch Street 17'6" to a point in said east line of said street, thence eastwardly with a line parallel to the north and south boundary line of said lot #3 to the east boundary line of said lot, thence southwardly on said eastern boundary line 17'6" to a point 19' north of the north line of said lot number 2; thence westwardly and parallel to said last named line to the place of beginning.
- 1956 Deed, 10 November, recorded in Deed Book 385, page 123. Homer Hammond to Howard Baysinger and wife above described property, part of Lot 3, Square one, Churchill's Addition #2.
- 1960 Will probated 28 June, recorded in Will Book 40, page 486. Howard Baysinger devised to Gladys Baysinger, his wife. His interest in above described real estate, part of Lot 3, Square one Churchill's Addition #2.
- 1963 Will probated 21 February, recorded in Will Book 44, page 437. Gladys Baysinger devised to Robert D. Baysinger and Evelyn M. McNeely above described property, part of Lot 3, Square one. Churchill's Addition #2.
- 1963 Deed, 15 May, recorded in Deed Book 445, page 120. Robert Baysinger et al to Joseph Solecki and wife above described property, part of Lot 3, Square one, Churchill's Addition #2.
- 1967 Deed, 24 April, recorded in Deed Book 484, page 222. Christina Solecki (widow) to Andrew G. Kordack and wife above described property, part of Lot 3, Square one, Churchill's Addition #2.

1316 McColloch Street

Note: Chain of title preceding is same as for 1314 McColloch Street.

- 1947 Deed, 30 July, recorded in Deed Book 298, page 364. Pasquale Di Cesare and wife to James M. Jordan. Part of Lot 3, Square 1, Churchill's Addition #2, east side of McCulloch Street. 17'6" north of 1'6" north of the north line of Lot 2.
 - 1948 Deed, 2 July, recorded in Deed Book 307, page 382. James M. Jordan to Pattison Yates and wife Gertrude. Part of Lot 3, Square 1, Churchill's Addition #2.
 - 1964 Gertrude Yates died testate, Will probated 17 March. Gertrude Yates devised to Pattison Yates all her interest in and to the property which is part of Lot 3, Square 1, Churchill's Addition #2.
 - 1964 Pattison Yates died intestate 29 June, leaving as his sole surviving heirs-at-law the following nephews and nieces, Mary Nichols, Ralph Foster, Jane Foster Wells, and Earl Foster.
 - 1965 Deed, 13 July, recorded in Deed book 466, page 181. Mary Nickels et al to Gerald Earley and wife. Part of Lot 3, Square 1, Churchill's Addition #2.
 - 1969 George W. Earley died intestate 7 November leaving as his sole heirs-at-law, Annetta M. Earley and his daughter Tracy Lynn Earley.
 - 1970 Deed, 11 May, recorded in Deed Book 314, page 448. Annetta Earley to Andrew Kordack \$3500 for part of Lot 3, Square 1, Churchill's Addition #2.
4. Alterations and additions: The most significant additions are the frame additions added to the rear of each of these six brick cottages. It has been impossible to enter these cottages, but it is apparent from reading the tax assessor's records that these houses have not been significantly altered. Plumbing and electricity have been introduced.

B. Historical Events and Persons Associated with the Structures:

According to the Wheeling City Directory of 1868-69 there was a John Nolan who lived in Wheeling in a house on the southwest corner of Fifth and Monroe Streets. The City Directory stated that Nolan was a coal dealer. Whether he is the same John Nolan who built the brick cottages on McCulloch Street is not known. William Z. Hobbs, who purchased all six of the cottages from John Nolan, was described in the 1868-1869 Directory as an agent. The 1872-1873 City Directory published by Sheriff elaborated further and stated that he was the Reverend William G. Hobbs, "book agent" who resided on the west side of Fulton Street, north of Quincy. Sheppard's Wheeling Directory, 1875-1876 reports that the Reverend William G. Hobbs was the pastor of the Methodist Episcopal Church and a book agent who resided at 1327 McCulloch Street.

From this scanty information it is clear that there was no significant figure from Wheeling's history associated with these cottages. Rather, these cottages served as the homes of the hardworking mill and factory workers, who made such an important contribution to Wheeling's industrial growth. These people have remained anonymous, as historians and biographers have addressed their attentions to the more illustrious figures who attained wealth and stature within the community. An examination of the deeds indicates that these cottages were considered investments and were bought and sold on a speculative basis. Today these houses are inhabited by renters.

C. Sources of Information:

Wheeling City Directory 1868-1869.

Sheriff's Wheeling City Directory 1872-1873.

Sheppard's Wheeling Directory 1875-1876.

Prepared by: Candace Reed
Architectural Historian
Historic American
Buildings Survey
September 1976

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: These are very simple small brick gable-ended one-story working class cottages.
2. Condition of fabric: Poor to very poor.

B. Description of Exterior:

1. Over-all dimensions: Sizes range from 14' x 34' (1308) to 16' x 40' (1312). Average size is 16' x 30'. All are rectangular, two-bay, one-story, gable-end cottages.
2. Foundations: Stone.
3. Walls: Brick running bond, painted.
4. Structural system, framing: Wooden joists and studs within brick exterior bearing walls.
5. Porches, stoops: Concrete stoops ranging from one to three steps high. See Photographs for details.

6. Chimneys: One brick chimney is centered on each roof.
 7. Openings:
 - a. Doorways and doors: See photographs
 - b. Windows: See photographs.
 8. Roofs: Gable roofs, tarpapered.
- C. Description of Interior:
1. Floor plans: Not recorded.
 2. Flooring: Wooden floors, some with composition tile.
 3. Wall and ceiling finish: Painted plaster.
 4. Other features: Wooden mantelpieces.
- D. Site: Cottages are closely spaced, front directly on brick sidewalk.

Prepared by: John McRae
Architectural Historian
Historic American
Buildings Survey
September 1976

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey under the general direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, HABS Principal Architect, in cooperation with the Friends of Wheeling, Inc. The measured drawings were made during the summer of 1976 under the supervision of John M. McRae (University of Florida) with architectural technicians Mark L. Hall, Foreman, (Pennsylvania State University); Edward C. Freeman (Arizona State University); Ruthie D. Wiley (Mississippi State University); Alan G. Wilig (City College of New York); and architectural Historian Candace Reed (George Washington University). The photographs were taken in 1977 by HABS Photographer Jack E. Boucher.